



HAINES CITY

THE HEART OF FLORIDA

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March 25, 2025

Certification of Copy for Resolution 25-1856

I, Erica Sanchez, Deputy City Clerk of the City of Haines City, do hereby certify that the attached document is a true and correct copy of Resolution 25-1856 – Amend Boundaries North Powerline Road Community Development District, which is held in the official records of the City of Haines City.

State of Florida

County of Polk

On this 25 day of March, 2025

I attest that the preceding or attached document is a true, exact, complete, and unaltered photocopy made by me of Res 25-1856 presented to me by the document's custodian, Deputy city clerk and to the best of my knowledge, that the photocopied document is neither a public record nor a publicly recordable document, certified copies of which are available from an official source other than a notary public.

Regards,

Notary Public

My Commission Expires 11-16-2026

Erica Sanchez, CMC

Deputy City Clerk



OUR MISSION

"Our team of professionals will provide our residents and business community with the highest quality services in a fiscally responsible manner through cooperation, strong ethical leadership with a lifelong commitment to enriching lives."

RESOLUTION 25-1856

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HAINES CITY APPROVING AND CONSENTING TO THE AMENDMENT OF THE EXTERNAL BOUNDARIES OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT BY THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO SECTION 190.046(1)(B), FLORIDA STATUTES OVER THE LANDS DESCRIBED HEREIN; APPROVING AND CONSENTING TO PROPERTY DESCRIBED HEREIN TO BE INCLUDED WITHIN THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Petitioner, North Powerline Road Community Development District (hereafter, the “**District**”), is a local unit of special-purpose government established pursuant to the provisions of Chapter 190, Florida Statutes, and Polk County Ordinance No. 18-036, as amended (the “**Ordinance**”), and located both within the City of Davenport, Florida, and unincorporated Polk County, Florida (the “**County**”); and

WHEREAS, on or around February 20, 2025, the District petitioned the Polk County Board of County Commissioners (the “**County Commission**”), pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, and specifically Section 190.046(1)(b), *Florida Statutes*, to adopt an amendment to the Ordinance to add approximately 43.350 acres of land, more or less, to the District (together, the “**Expansion Parcels**”); and

WHEREAS, the Expansion Parcels are located within the City of Haines City, Florida (the “**City**”), which the legal description of said lands are identified in **Composite Exhibit A** (the “**Expansion Parcels**”); and

WHEREAS, Petitioner desires to include the Expansion Parcels within the North Powerline Road Community Development District (the “**District**”), pursuant to the provisions of Chapter 190, *Florida Statutes*; and

WHEREAS, Section 190.046(1)(b), *Florida Statutes*, provides that for those community development districts initially established by County ordinance, the petition for ordinance amendment shall be filed with the County; and

WHEREAS, Section 190.046(1)(b), *Florida Statutes*, provides that if the land to be included or excluded, in whole or in part, is within the boundaries of a municipality, the County shall not amend the Ordinance without City approval; and

WHEREAS, Petitioner is requesting consent from the City to include the Expansion Parcels within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HAINES CITY, FLORIDA AS FOLLOWS:

SECTION 1. City Approval. The City Commission of the City of Haines City, Florida hereby approves and consents to the Expansion Parcels, the description of which are as described in Composite Exhibit A attached hereto, to be included within the boundaries of the District.

SECTION 2. Effective Date. This Resolution shall take effect immediately upon its approval.

INTRODUCED AND APPROVED by the City Commission of the City of Haines City, Florida this 20th day of March, 2025.

ATTEST:

By: _____

Sharon Lauther, MMC, City Clerk

APPROVED:

Omar Arroyo, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

By: _____

Fred Reilly, Esq.
City Attorney



EXHIBIT A

Parcel No. 2 (Tax ID 272715-739500-030230)

LOTS 23 AND 24 IN THE NW ¼ OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT CO. SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.



Together with:

Parcel No 1 (Tax ID 272715-739500-030210)

TRACTS 21 AND 22 IN THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF THE FLORIDA DEVELOPMENT CO. SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGES 60 THROUGH 63, INCLUSIVE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.



{Property Description Continues to Next Page}

Together with a portion of:

Parcel Number 272715739500040501 described as:

A parcel of land being Tracts 27, and 28, of the Northwest 1/4 of Section 15, Township 27 South, Range 27 East, FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, said parcel of land also being a portion of Tracts 25, and 26, of the Northwest 1/4 of Section 15, Township 27 South, Range 27 East, per said plat of FLORIDA DEVELOPMENT CO. TRACT, said parcel of land also being a portion of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 15, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northeast corner of the Northwest 1/4 of Section 15, Township 27 South, Range 27 East, Polk County, Florida; thence coincident with the East boundary of the Northwest 1/4 of said Section 15, S 00°04'32" E a distance of 1313.05 feet; thence departing said East boundary, S 89°55'28" W a distance of 15.00 feet to a point marking the Northeast corner of Tract 24, of the Northwest 1/4 of said Section 15, FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida; thence coincident with the East boundary of said Tract 24, S 00°03'49" E a distance of 634.15 feet to a point marking the Northeast corner of Tract 25, of the Northwest 1/4 of said Section 15, per said plat of FLORIDA DEVELOPMENT CO. TRACT, said point being the POINT OF BEGINNING; thence departing said East boundary, coincident with the East boundary of said Tract 25, S 00°03'49" E a distance of 408.08 feet; thence departing said East boundary, N 40°08'18" W a distance of 52.51 feet; thence N 56°49'02" W a distance of 7.93 feet; thence N 29°49'44" W a distance of 72.12 feet; thence N 55°25'14" W a distance of 86.34 feet; thence S 66°05'14" W a distance of 130.66 feet to a point coincident with a non-tangent curve concave to the Southwest, said curve having a radius of 355.00 feet, a delta angle of 42°38'31" and being subtended by a chord bearing S 37°02'23" E for a distance of 258.15 feet; thence coincident with the arc of said curve a distance of 264.21 feet; thence S 76°37'31" W a distance of 174.10 feet; thence S 53°58'17" W a distance of 16.21 feet; thence N 90°00'00" W a distance of 177.37 feet; thence S 00°00'00" E a distance of 74.90 feet to a point coincident with the South boundary of Tract 26, of the Northwest 1/4 of said Section 15, per said plat of FLORIDA DEVELOPMENT CO. TRACT; thence coincident with said South boundary, and the South boundary of Tracts 27, and 28, of the Northwest 1/4 of said Section 15, per said plat of FLORIDA DEVELOPMENT CO. TRACT, S 89°48'19" W a distance of 845.65 feet to a point marking the Southwest corner of said Tract 28; thence departing said South boundary, coincident with the Southerly extension of the West boundary of said Tract 28, S 00°06'26" E a distance of 15.00 feet to a point coincident with the South boundary of the Northwest 1/4 of said Section 15; thence coincident with said South boundary, S 89°48'19" W a distance of 292.15 feet; thence departing said South boundary, N 23°37'52" W a distance of 290.32 feet; thence N 12°29'15" E a distance of 188.22 feet; thence S 89°48'19" W a distance of 299.60 feet to a point coincident with the West boundary of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 15; thence coincident with said West boundary, N 00°06'21" W a distance of 200.01 feet to a point marking the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 15; thence departing said West boundary, coincident with the North boundary of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 15, N 89°47'59" E a distance of 666.58 feet to

a point marking the Northwest corner of the aforesaid Tract 28; thence departing said North boundary, coincident with the North boundary of said Tract 28, and the North boundary of the aforesaid Tracts 25, 26, and 27, N 89°50'43" E a distance of 1317.63 feet to the POINT OF BEGINNING.

Containing an area of 1052446.95 square feet, 24.161 acres, more or less.